



Board of Trustees Meeting

Tuesday, November 14, 2017

Meeting Minutes

Meeting called to order by President B. Smyth at 7:03 p.m.

In Attendance: J. Buening, S. Hassel, N. Lewis, J. Lovelace, T. Roe, S. Mullin, A. Scarpitti, A. Shikany, B. Smyth, and G. Wollenweber

Advance Notice of Absence: A Lewis, T. Nelson

Absent: E. Draugelis

1. **Guests:**

CIG Development—(David Bastos, Gregg Fusaro, and Christian Dial) was invited to make a presentation to share the latest plans for the development at 2680 Madison Road and to dispel some of the rumors that have been circulating about the project. B. Smyth set forth some guidelines about how the evening would be structured to facilitate the most productive dialogue and sharing of information. More than 75 attendees packed the room interested to hear about the development plans for the site.

G. Fusaro took the lead and talked about CIG's focus on mixed use developments incorporating high-end residential units, retail, restaurant and office space. CIG has purchased the former Pig & Whistle, and two other parcels on Madison, and several residences on the east side of Besuden, with two more under contract for purchase. Their preferred plan (which requires a PD "Planned Development") is for a 6-story structure, with 179 apartment units, 9,900 sq ft of retail, and 6,400 sq ft of office space, and 263 parking spaces. The set-back along Besuden has been increased and they have added a landscape buffer. There will be no vehicle access into the development from Besuden. They are working on a traffic control plan focused on safety that will connect the north and south sides of Madison road. They propose a fully signalized intersection on Madison at the entrance to the development to provide a safe way to cross Madison Road, control traffic, safety, and speed.

Their second choice is for a 85 ft. tall structure, 7 stories high, housing 13,000 sq ft of retail, 70,000-90,000 sq ft of office, and 300 parking spaces. Their third choice is a 112 room hotel. He said both options 2 and 3 are allowable without variances or other special approval. G. Fusaro also shared renderings of these alternatives.

Zoning Committee Chairman, G. Wollenweber, gave a brief history of the prior meetings and communication between CIG, the Zoning Committee, and Katherine Keough-Jurs (Supervising City Planner with the Department of City Planning for City of Cincinnati).

The floor was opened for comments and questions from audience members:

Susan Hayes-Edwards Road-expressed concern about the traffic issues that will be compounded by the project. CIG has had a traffic study done and will work with DOTE engineers to ensure that issues are addressed.

Andrea Hart suggested that there are 7 critical intersections that should be studied for the impact of the project.

Michael Miyasato, Stettinius Avenue, asked about when the traffic study was conducted, times of day and during which month. He suggested that between Thanksgiving and Christmas would be an important data point.

Ms. Evans voiced concern about traffic issues. It took her 9.5 minutes to cross Madison Road in the vicinity of the development on November 1, 2017.

John Matulaitis, St. Charles Place, a 33-year resident of St. Charles said that traffic has gotten exponentially worse since Rookwood was developed. There is already police presence to aide in ingress/egress during December, and it will be even worse if the CIG development goes forward.

Jeff Goulait, Zumstein Avenue, is concerned that parking will not even be sufficient for the residents, let alone office or retail tenants/customers. Suggested closing off Zumstein, Mooney, Stettinius, and Burch at Madison.

Cindy Senefeld, Mooney Avenue, inquired whether parking was above or underground. Concerned about patrons and residents of the proposed development will further crowd Mooney's already tight parking.

Bob Koch, Burch Avenue, expressed concern about the inherent density resulting from a residential component (more traffic, more people walking dogs, more people cutting through to the bike path). He would prefer that a hotel be built.

Andy Butler, Stettinius Avenue, lives directly adjacent to the Wasson Way Trail. Suggested that the ingress/egress from Rookwood to Madison be closed off to prevent further traffic and pedestrian safety challenges.

TJ Rosner, Mooney Avenue, thinks that the density of the proposed project far exceeds what should be allowable for that zone. Inquired if the density was allowable under the zoning code.

Mary Graber, Morton Street, asked if the project would include a low-income housing component.

Pam Rosengard, Mooney Avenue, said the proposed parking will not adequately accommodate the residential units planned.

Zach Huebner, Besuden Court, said that parking and increased traffic are big problems. He would like the look of the proposed project to better suit Hyde Park architecture.

Danielle Discepoli, Besuden Court, questioned why the proposed design of the building had changed since the previous proposed design.

Franchot Ballinger, Burch Avenue, said the traffic in the area is already a nightmare. Inquired about the assumptions upon which the traffic study was based. Voiced concern about the noise and light pollution that will result from the development.

G. Wollenweber inquired about the location for the proposed entrance and exit should the project be developed into a hotel.

Audrey Backscheider, Observatory Avenue, expressed concerned about traffic issues in the area in general, and thinks they must be addressed. If the FC Cincinnati stadium is built in Oakley, things will really be an issue.

Dave Hapner, Mooney Avenue, is concerned about traffic and pedestrian safety along Madison Road and Erie Avenue. When Rookwood was developed, the plans were to not have ingress/egress on Madison Road, and that did not end up being the case, as a result, traffic and safety concerns have exploded.

Brian Leshner, Morton Avenue, asked why CIG wants to pursue the PD and residential component. Bastos explained that was what CIG had the most experience with. If they went the route of a hotel they would have to partner with another developer with expertise in that arena.

Leah Dates, Burch Avenue, is worried that the development will turn Madison Road into a thoroughfare like Beechmont Avenue. She urged the City to study and address the current traffic situation and what impact the proposed development will add to the mix.

Neil Dubin, Mooney Avenue, said that CIG's land grab has cost us traffic, quality of life, and changes the dynamic and character of our neighborhood.

Margaret Quinn, Burch Avenue, voiced support of the hotel option, stating that it would only be a 112 room hotel with offices and would not add as many traffic and parking woes as a residential and retail development.

Laurie Dubin, Mooney Avenue, asked about how the Hyde Park Plan would evaluate the proposed development. J. Buening offered that the goal of the Hyde Park Plan is not increased density, but rather appropriate business and multi-family development.

Janet Buening, Mooney Avenue, asked if the City had committed to the installation of a new traffic signal at Madison and Zumstein.

Syd Pohl, Zumstein Avenue, asked if it was possible to: reduce the number of proposed residential units, reduce the density, add additional parking, and reduce the footprint of the building.

Henrietta Ballinger, Burch Avenue, offered that building does not fit the character of the neighborhood. She wondered if there had been any study done on the demand for housing in the area. Fusaro said that in the course of the next 5 years, demand is expected to increase. The current market locally is 96% saturated.

Julie Mussman, Stettinius Avenue, expressed concern about the proposed residential units being able to attract a young, diverse, and educated population due to the high price tag (\$1,400-1,500/month). The high rent will encourage a transient population which will have a negative effect on Hyde Park.

Christine Rosner, Mooney Avenue, asked what the next steps will be (when CIG will submit its proposal to the City, when there will be an opportunity to give input on the plans, and how it winds through the City's channels).

Mark Evans, Owner of the Psychology practice adjacent to the proposed development on Madison Road, asked if CIG has been in contact with the City of Norwood about proposing ingress/egress on the back side of the project and not onto Madison Road.

Len Dohrman, Burch Avenue, inquired about the traffic study. CIG will send it to G. Wollenweber to post on the HPNC website for residents to access.

Susan Haines, Edwards Road, encouraged residents to continue working together to have their concerns voiced and heard by the developer and by the city. She suggested that the site be developed into a park for the residents of Hyde Park.

The floor was then closed for comments and questions from the audience.

Cincinnati Fire Department: Medic 46—Brian Doering delivered his report to the recording secretary to incorporate into the meeting minutes. In October there were 465 calls in total. 9 fire responses, 33 non-fire calls for service, 8 special ops runs (2 technical rescues, 6 auto entrapments, and SWAT responses), 128 advance life support calls. In October, there were 198 patients given Narcan, and 2,610 patients year to date. The fire department encourages residents to be mindful of holiday cooking safety with turkey fryers that pose a lot of potential issues (injuries and property loss). Smoke alarms and installation information are available at Fire Station 46 in Hyde Park Square. Doering can be reached at 352-2346.

2. A. **Recording Secretary's Report** – S. Mullin
Minutes from the October 10, 2017 board meeting were sent by email. With no objection, the minutes were approved as submitted.

B. **Treasurer's Report** – A. Lewis

The October 10-November, 2017 Financial Report was sent by email. With no objection, the Financial Report was accepted as submitted.

3. **Committee Reports**

A. **Zoning** G. Wollenweber reported that there are pending variance applications for 1035 E. Rookwood, for a front yard garage and 2474 Grandin Rd. for a circular driveway/front yard parking.

B. **Hyde Park Plan**—J. Buening reported that the next meeting is scheduled for the Tuesday following Thanksgiving.

C. **HPSBA**—J. Buening reported that the tree lighting/Santa visit is scheduled for 6 p.m. on the Saturday following Thanksgiving.

4. **Old Business:**

A. N. Lewis reported that there is \$800 in the 2018 NSP budget for purchasing a specific item for the Hyde Park School play yard project. J. Lovelace will coordinate with the Hyde Park School fundraising committee to secure details for the expenditure (possibly a tree?).

B. B. Smyth reported that Candidates Night at Crossroads was a success.

C. J. Lovelace reported that the Halloween on the Square event was the best yet, with between 100-120 kids in costumes. The HPSBA and Farmer's Market were both pleased with the crowd. It was suggested that next year it start a little later to coordinate better with the later retail hours on Sundays.

D. N. Lewis reported that the 2018 NSP contract was approved as submitted.

E. T. Roe reported that the vertical yield signs that have been installed in two places in the Square and one at Michigan and Observatory have been successful in calming traffic and giving pedestrians better opportunities to cross those streets safely. The proposed flashing beacons are being investigated by DOTE for installation in trouble spots.

5. **New Business:**

A. B. Smyth reminded the Board that we need to spearhead improvements to our website (possible new platform with capability of sending email blasts), increase membership, and requested a volunteer to be the point person for communication with Knox about our monthly meetings.

6. **Adjourn:** Without objection the meeting was adjourned at 9:20 p.m.

Submitted by: Sybil Mullin, Recording Secretary

Revised by: Carl Uebelacker, Former Communications Secretary